

Agenda

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION

SPECIAL MEETING OF JUNE 9, 2004

7:00 p.m.

CITY COUNCIL CHAMBERS

A. CALL TO ORDER - Persons wishing to speak on an agenda item are asked to complete an information card and present it to the secretary. The Planning Commission meeting is recorded to assist in the preparation of the minutes, and you are, therefore, asked to give your name and address prior to offering testimony. All testimony is to be given from the podium.

B. ROLL CALL

C. ITEMS TO BE DELETED OR ADDED

D. ORAL REPORTS/PUBLIC PARTICIPATION ON NON-AGENDA ITEMS (LIMITED TO 30 MINUTES; 3 MINUTES ALLOTTED FOR EACH SPEAKER) - This portion of the agenda provides opportunity to speak on an item, which is **NOT** on the agenda. Pursuant to the Brown Act, the Planning Commission can take no action at this time; however, the Planning Commission may refer your comments/concerns to staff, or request the item be placed on a future agenda.

E. AGENDA

NEW ITEM

1. **Conditional Use Permit (CUP) No. 04-01 (PUBLIC HEARING, LIMITED TO 30 MINUTES)** A Healthier Las Brasas restaurant is requesting to sell beer and wine for on-site consumption in conjunction with food service at an existing restaurant location. The restaurant is located at 25596 Barton Road.

STAFF RECOMMENDATION:

1. **Approve Conditional Use Permit (CUP) No. 04-01 based on the Findings, and subject to the Conditions of Approval**
2. **General Plan Amendment (GP) No. 04-01, Zone Change (ZC) No. 04-01, Tentative Tract Map 16730 (TT) No. 04-01 & Precise Plan of Design (PPD) No. 04-03. (PUBLIC HEARING, LIMITED TO 2 HOURS)** - A request to subdivide 37.59 acres into 263 single-family small lots with 8 lettered lots for parks and open space. The project requires a General Plan Amendment to change the General Plan designation from Mobile Home Subdivision to Mixed Use. The project area currently is not zoned, therefore the project includes a zone change to zone the project area Planned Community (PC). The project will include a Planned Community Document for the small lot subdivision proposal. The project includes the Precise Plan of Design for the product

and site design of the single-family residences and the related amenities of the project site. A development agreement will be required for the affordable housing requirement. The project is located south of Mission Road, east of the Pepper Way and the Edison Easement and west of California Street in the City of Loma Linda and County of San Bernardino (APN 0292-121-37, 40, 64, 78, 79, and 80).

STAFF RECOMMENDATION:

- 1. Adopt the Mitigated Negative Declaration (Attachment A);**
- 2. Approve and adopt General Plan Amendment No. 04-01 (Attachment B) and Zone Change No. 03-06, based on the Findings;**
- 3. Approve the Development Agreement (Attachment C); and,**
- 4. Approve Tentative Tract Map No. 16323 (Attachment D) and Precise Plan of Design No. 04-03 based on the Findings, and subject to the attached Conditions of Approval (Attachment E).**

F. APPROVAL OF MINUTES (LIMITED TO 15 MINUTES) – Minutes of the Regular meeting of May 5, 2004.

G. REPORTS BY THE PLANNING COMMISSIONERS

H. COMMUNITY DEVELOPMENT DIRECTOR REPORT

I. ADJOURNMENT - Reports and documents relating to each agenda item are on file in the Department of Community development and are available for public inspection during normal business hours, Monday through Thursday, 7:00 a.m. to 5:30 p.m. The Loma Linda Branch Library can also provide an agenda packet for your convenience.